



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**302 Stephenson Drive
Grande Cache, Alberta**

MLS # A2226328



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,700 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Views		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1C
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: SHED

Set on a spacious corner lot with some of the most breathtaking mountain views Grande Cache has to offer, this bungalow blends comfort, functionality, and elegance in one beautifully maintained package. Step inside through the convenient side entrance, where you'll find laundry access and a bright space that turns even folding clothes into a moment of peace—with those sweeping views right outside your window. The heart of the home is an entertainer's dream: a large chef's kitchen with granite countertops, an abundance of cabinetry, a built-in desk nook, and plenty of room for a full-size dining table. From here, the layout flows effortlessly into a sunk-in living room flooded with natural light, featuring a cozy pellet stove to keep you warm on chilly nights. High-end finishes are found throughout—oak trim, pristine hardwood flooring, and updated tile in place of carpet for a clean, modern feel. Step through the dining area onto your covered porch, ready to be transformed into the outdoor oasis you've always dreamed of. The main floor also offers two well-sized bedrooms, a full 4-piece bathroom, and a spacious primary suite complete with a walk-in closet and its own 4-piece ensuite. Downstairs, the wide-open basement provides a blank canvas—ideal for adding two more bedrooms, an additional bathroom, and a generous rec or movie room. Outside, you'll appreciate the detached 18x22 garage and a 12x20 shed—perfect for storing toys or working year-round out of the elements. All appliances are included, making this a truly move-in-ready opportunity. Don't wait—book your showing and come experience the comfort, style, and unbeatable views of your future forever home today.

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